



Yellowstone County Zoning Commission Minutes for the Meeting of Monday, October 14, 2008

The County Zoning Commission met on Monday October 14, 2008 in the large conference room on the 4th floor of the Parmly Library, 510 North Broadway.

Oscar Heinrich, Chairman, called the meeting to order at 4:01 p.m.

Commissioners and Staff		01/14/08	02/11/08	03/10/08	04/14/08	05/12/08	06/09/08	07/14/08	08/11/08	09/08/08	10/14/08	11/10/08	12/08/08
Oscar Heinrich	Chairman	E	E	1	Cancelled	Cancelled	1	1	Cancelled	Cancelled	1		
Jerome Musselman	Vice-Chairman	1	1	1			1	E			1		
Al Littler	Commissioner	1	1	1			1	1			1		
Joan Hurdle	Commissioner	1	1	1			1	1			1		
Dennis Cook	Commissioner	1		1			1	1			1		
Nicole Cromwell	Planner II/ Zoning Coordinator	1	1	1			1	1			-		
Wyeth Friday	Planner II	-		-			-	-			-		
Aura Lindstrand	Planner II/Subdivision Coordinator	-	1	1			-	-			-		
Dave Green	Planner I	-	1	-			-	-			1		
Juliet Spalding	Planner II	-	-	1			-	-			-		
Lora Mattox	Planner II	1	-	-			-	-			-		
Elizabeth Allen	Planning Clerk	-	1	1			1	1			1		

Chairman Heinrich introduced the County Zoning Commission members and staff in attendance:

Dave Green, Planner I
Elizabeth Allen, Planning Clerk

ANNOUNCEMENTS:

There were none.

Motion

The minutes of August 11, 2008 were approved without objection.

Public Hearings:

Chairman Heinrich reviewed the rules for the procedure by which the public hearings will be conducted. He said the applications heard at this meeting would be forwarded to the BOCC at their meeting of October 28, 2008.

Commissioner Littler disclosed that he works in the same office as the applicant. He has no financial connection to this project. The Board had no objection to **Commissioner Littler** sitting on the hearing of this application.

Item #1: County Zone Change #618- 2212 South 48th St West – A zone change request from Agriculture Open-Space (A-1) to Agriculture Suburban (A-S) on a 27.23 acre parcel of land, C/S 725, Tracts 1, 2 & 3; C/S 685, Tract 1 and C/S 697, Tax IDs: D00790, D00784 & D00792. Rod & Cindy Lorenz, owners.

Dave Green read the legal description and reviewed the staff report with an overhead PowerPoint presentation for the audience and reviewed the surrounding properties while explaining the existing zoning of the subject property. Staff is recommending approval of County Zone Change #618.

Discussion:

Commissioner Hurdle asked if this is cluster development in the area. **Mr. Green** clarified the subdivisions in the area.

Public hearing opened at 4:08 p.m.

Applicant:

Rod Lorenz, 5060 Maple Ridge Cir, this is not prime agricultural land, even though it is zoned agriculture, they will not be developing over land that is farmed.

Proponents:

There were none.

Opponents:

There were none.

Rebuttal:

Discussion:

Motion:

On a motion by Commissioner Cook, seconded by Commissioner Musselman and approved with a 5-0 voice vote a recommendation of approval of County Zone Change #618 will be forwarded to the BOCC on its meeting of October 28, 2008.

Commissioner Littler asked about the neighborhood meeting and the concerns expressed by the neighbors. **Rod Lorenz** clarified that the meeting with the neighbors went very well. They

didn't want to see modular homes in this area and **Rod Lorenz** clarified that they plan to have only stick built homes.

Other Business:

PUBLIC COMMENT

Chairman Heinrich asked if there was anyone else wishing to speak during the public comment portion of the meeting. **Chairman Heinrich** stated that any member of the public may be heard on any subject that is not on the agenda, and that the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting's agenda for discussion.

There were none.

Adjournment:

The meeting was adjourned at 4:13 p.m.

Oscar Heinrich, Chairman

ATTEST:

Elizabeth Allen, Planning Clerk